

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCELS 25 and 29  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Joseph Tuckerman Memorial, Inc. has presented a proposal for the purchase of Disposition Parcels 25 and 29 in the South End Urban Renewal Area for the purpose of developing thereon moderate income housing under the 221(d)(3) Program administered by the Federal Housing Administration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Joseph Tuckerman Memorial, Inc. be and hereby is tentatively designated as redeveloper of Disposition Parcels 25 and 29 subject to the following:

- a. Submission within sixty (60) days of the following documents satisfactory to the Authority:
  - 1) Preliminary site plan, indicating the number and composition of the units proposed to be developed on this parcel;
  - 2) Proposed construction schedule;
  - 3) Proposed rental schedule;



- 4) Draft of a penalty bond or other security device in the total penal sum of \$75,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;

b. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development;

c. Publication of all public disclosures and issuance of all approvals as may be required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that the Joseph Tuckerman Memorial, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

August 2, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Designation of Developer  
Disposition Parcels 25 and 29  
South End Urban Renewal Area

Summary: This memo requests that the Authority tentatively designate the Joseph Tuckerman Memorial, Inc. as redeveloper of Parcels 25 and 29, subject to its usual submission requirements.

The Joseph Tuckerman Memorial, Inc. is a non-profit corporation organized in 1965 under the auspices of the Benevolent Fraternity of Unitarian Churches for the purpose of developing housing for low and moderate income families. The parent organization has been involved in various community activities since 1826, including the acquisition and rehabilitation of structures in the South End.

Last month the Board voted to dispose of five formerly tax-foreclosed properties to this organization for rehabilitation and subsequent resale to low income families. Rehabilitation has been initiated on the five properties, plus three others which Joseph Tuckerman Memorial, Inc. had acquired on the private market. These properties are expected to be completed and sold to low income families in October of this year.

Parcels 25 and 29 are located along Shawmut Avenue in Lower Roxbury, the former at Hammond Street and the latter at Lenox Street. They contain approximately 144,000 square feet, and it is estimated that 130 dwelling units can occupy these sites.

The Tuckerman Memorial has presented a proposal for the development of these parcels under the 221(d)(3) Program and has indicated as well its desire to undertake community service programs to complement its new construction and rehabilitation activities.

The Joseph Tuckerman Memorial, Inc. proposes the firm of Huygens and Tappe as architects; William C. Codman and Son as developer; and the George G. H. Macomber Company as its general contractor.

I recommend that the Joseph Tuckerman Memorial, Inc. be tentatively designated as redeveloper of Parcels 25 and 29.

An appropriate Resolution is attached.

Attachment

